### **RETAIL DEVELOPMENT**

Retail/ Drive Thru Pad Available Prime Freeway stop in El Cajon

Pads Available

**2.88 Acres** 

8445 Los Coches Rd., El Cajon CA 92021 | San Diego County

SILLE ACC

For more information about this property, please contact:

Austin Dias, MSRE (619) 269-6077 Austin@DuhsCommercial.com CA License: 01888482

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

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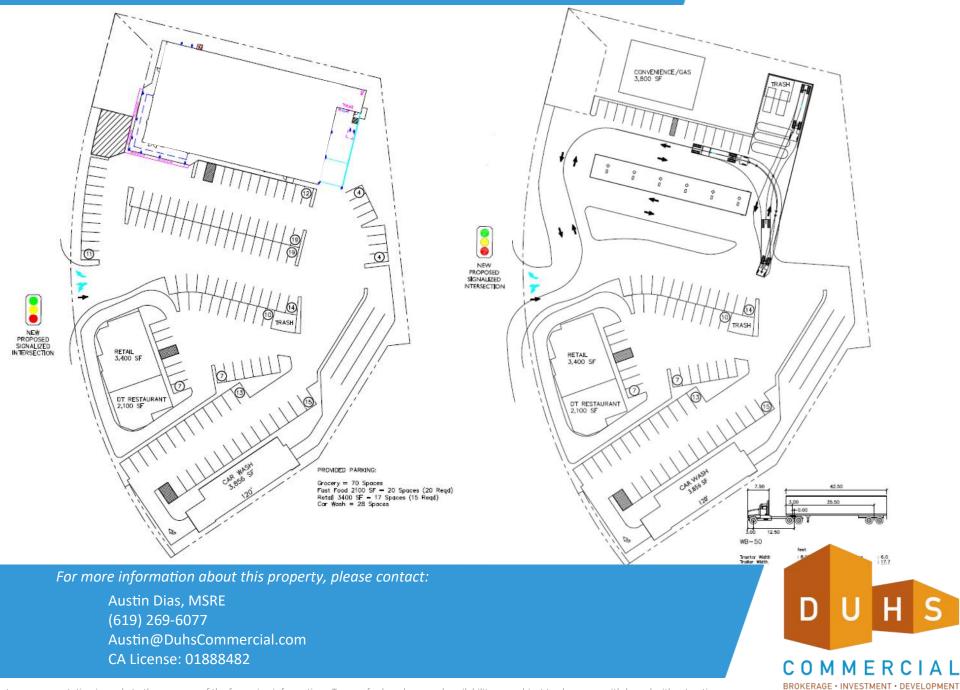
65,000 ADT

**Proposed Signal** 



Walmart

# POTENTIAL SITE PLANS



## POTENTIAL SITE PLANS



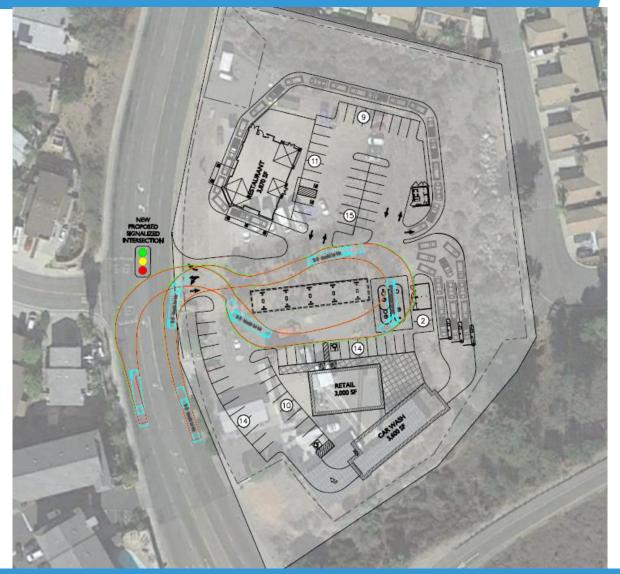
Proposed Signal At intersection

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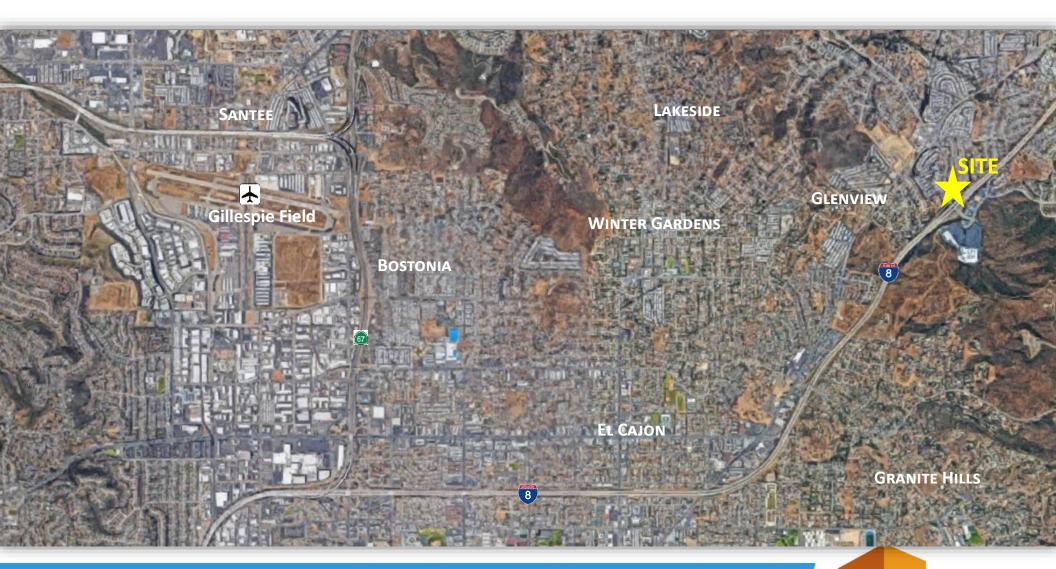
# POTENTIAL SITE PLANS



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# AERIAL

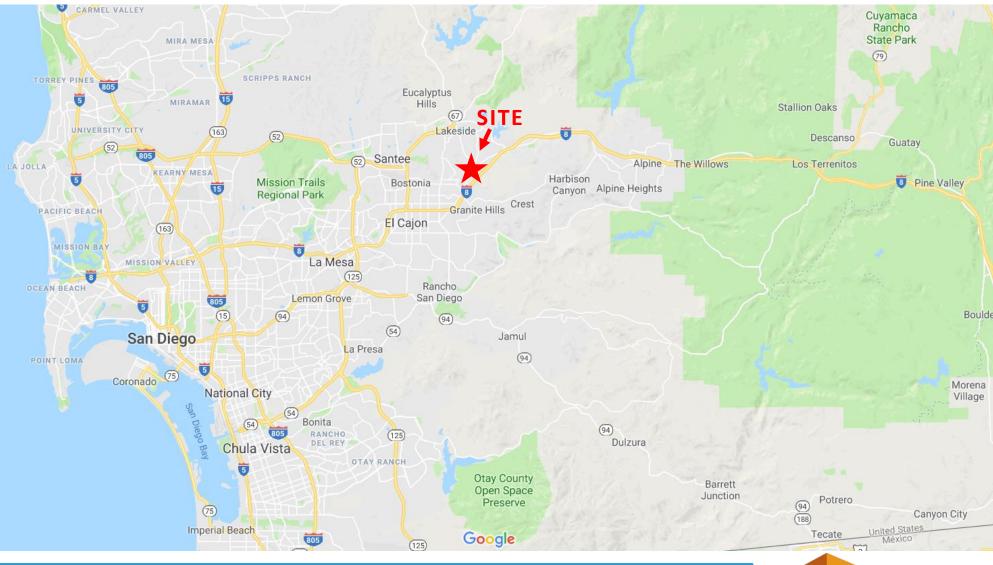


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### **REGIONAL MAP**



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# DEMOGRAPHICS

#### Los Coches Rd., El Cajon

Population 2017 Population 2022 Projection	<u>1 Mile</u> 9,064 9,502	<u>3 Miles</u> 98,248 103,159	<u>5 Miles</u> 217,135 228,204	
<u>Households</u> 2017 Households 2022 Projection	3,103 3,255	34,100 35,819	75,821 79,724	
\$ <u>Average HH Income</u> 2017 <u>Median HH Income</u> 2017	\$93,637 \$80,337	\$77,215 \$61,573	\$76,474 \$58,900	
<u>Traffic Count</u> I-8 / Los Coches Road:	65,000 ADT (2	016)		

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